



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

January 28, 2021

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, January 28, 2021, in the Sumter Opera House Theater located on the First Floor of the Sumter Opera House. Five board members –Ms. Julie Herlong; Ms. Heidi Burkett; Mr. Jerome Robinson; Mr. Bill Buxton; and Ms. Lucy Wilson were present and two board members – Ms. Jean Whitaker and Ms. Vivian Sharp were absent.

Staff members present were Mr. Kyle Kelly, Mr. Jeff Derwort; Mr. Preston McClun; and Ms. Kellie Chapman.

The meeting was called to order at 4:30 p.m. by Ms. Julie Herlong.

MINUTES

Mr. Bill Buxton made a motion to approve the minutes of the November 19, 2020 meeting as written. The motion was seconded by Ms. Lucy Wilson and carried by a unanimous vote.

APPROVAL OF 2021 MEETING DATES

Mr. Bill Buxton made a motion to approval the meeting dates for 2021. The motion was seconded by Mr. Jerome Robinson and carried by a unanimous vote.

ELECTION OF OFFICER FOR 2021

Ms. Julie Herlong opened the floor for nominations for Co-Chair for 2021.

Ms. Julie Herlong nominated Mr. Bill Buxton for the position of Co-Chair for 2021. The nomination was seconded by Ms. Heidi Burkett and carried by a unanimous vote.

Ms. Julie Herlong then opened the floor for nominations for Chair for 2021.

Ms. Heidi Burkett nominated Ms. Julie Herlong for the

	<p>position of Chair for 2021. The nomination was seconded by Mr. Bill Buxton and carried by a unanimous vote.</p>
<p>NEW BUSINESS</p>	<p><u>HP-20-28, 100 Broad St. (City)</u> was presented by Mr. Kyle Kelly. The Committee reviewed this request for Historic Preservation Design Review approval for exterior renovations to the existing commercial building and associated site improvements, including addition of two new doors and awnings, a playground, and a new dumpster enclosure.</p> <p>Mr. Kelly stated that according to the Sumter County Assessor's Office, the 2,029 sq. ft. building was constructed in 1963 and is in the mid-century modern style of architecture, primarily characterized by, among other things, flat storefronts, concrete finishes, veneers with little to no molding of ornamentation. While several commercial entities occupy buildings in the Hampton Park Historic District, 100 Broad St. is one of only three buildings in the District both zoned for and developed specifically for a commercial use.</p> <p>Mr. Kelly added that based on the current age of the structure, location within the district, and architectural features, 100 Broad St. is not considered one of the contributing properties to the Historic District.</p> <p>Mr. Jay Stutz was present to speak on behalf of the request.</p> <p>After some discussion, Mr. Bill Buxton made a motion to approve this request in accordance with the materials, photographs, and construction details submitted and based on compliance with Design Review Guidelines. The motion was seconded by Mr. Jerome Robinson and carried by a unanimous vote.</p> <p><u>HP-20-30, 111 Church St. (City)</u> was presented by Mr. Preston McClun. The Committee reviewed this request for Historic Preservation Design Review approval for the construction of a 576 sq. ft. accessory structure, new fencing and gate construction, and demolition of a rear handicap ramp and portion of existing fencing.</p> <p>Mr. McClun mentioned the property contains a single-family residential dwelling. The modification to the site will meet the needs of the applicant while complying with the Historic Preservation Design Review Guidelines and</p>

using building materials similar to the construction of the principal structure and neighboring residences.

Mr. McClun added the scope of work to be completed by the applicant:

1. Construct new 576 sq. ft (24X24 ft) garage immediately adjacent to the residence.
2. Construct brick and iron fence and gate along the front property line.
3. Construct 6' tall wooden privacy fence along the southern property line.
4. Install a Brick Driveway
5. Demolish handicap ramp located behind the residence.
6. Demolish 6' wood privacy gate adjacent to the structure to allow for construction of the garage.

Ms. Terri Smith was present to speak on behalf of the request.

After some discussion, Mr. Bill Buxton made a motion to approve this request in accordance with the materials, photographs, and construction details submitted based on compliance with Design Review Guidelines. The motion was seconded by Ms. Heidi Burkett and carried a unanimous vote.

HP-21-01, 146 & 150 S. Main St. (City) was presented by Mr. Kyle Kelly. The Committee reviewed this request for Historic Preservation Design Review approval for demolition of the commercial buildings on the property.

Mr. Kelly briefed that the buildings are currently vacant and were formerly part of the Hill Furniture Company. Based on the 2010 City of Sumter Historic Resources Survey, the buildings at 146 & 150 S. Main St. are part of a multiple storefront development in which the first portions were built circa 1910. The two buildings, along with the adjacent building at 154 S. Main St., were at one time occupied by the Hill Furniture Company, which created openings between the firewalls of the buildings in order to operate them as a single business.

Mr. Kelly stated that the building at 150 S. Main St. has a rectangular floor plan, with a brick two-story configuration. The ground floor level is comprised of a glass storefront with wooden bulkhead and aluminum awning. The second floor has four (4) window openings with arched

detailing at the top. The original exterior entrance to 150 S. Main St. was converted to serve as an additional storefront window space at an unknown date. The building at 146 S. Main St. has a rectangular floor plan, with a brick one-story configuration. The ground floor level is comprised of a glass storefront with an aluminum awning and glass windows behind the awning.

Based on the current boundary of the Sumter National Register Historic District, while 150 S. Main St. is from the period of significance for Downtown Sumter, it is not located within the Downtown Sumter National Register District Boundary and is thus not a contributing structure of the District, though it is a historic structure in its own right and does contribute to the City-designated Downtown Design Review District. 146 S. Main St. is not from the period of significance for Downtown Sumter.

Mr. Kelly mentioned the scope of work proposed by the applicant for this request is complete demolition and removal of all structures at both 146 S. Main St. and 150 S. Main St.

However, staff has analyzed the structures proposed for removal and has determined that they represent three distinct functional parts. Part A is 146 S. Main St., Part B is the rear addition on 150 S. Main St., and Part C is the original storefront for 150 S. Main St.

Mr. Kelly added the Design Review Guidelines for demolition are intended to ensure that the full cultural, historic, and architectural character of a structure is considered and evaluated before it is irrevocably removed. When the City acquired the property at both 146 and 150 S. Main St., the buildings were in varying stages of deterioration.

In the case of 146 S. Main St., the building has been evaluated by the Sumter Codes Enforcement Department and the Sumter City-County Building Official. The Building Official has determined it to be in such a state of decay that demolition is the only feasible path forward in removing a hazard to public safety. The building does not represent a structure of Downtown Sumter's period of historical significance, and there are no architectural characteristics cited for this building that merit restoration.

In the case of 150 S. Main St., the structure has been

	<p>evaluated by the City of Sumter Code Enforcement Department and the Sumter City-County Building Official. It has been determined that the rear of the building is in an advanced state of decay that makes demolition the only viable option to remove a hazard to public safety. However, the original storefront, occupying +/- 1,500 sq. ft. (represented as "Part C"), is from Downtown Sumter's period of historical significance. There are architectural characteristics that merit preservation/restoration. It is unclear whether investment in the building to stabilize the most historic section of the structure, where the contributing architectural characteristics exist, makes sense from a financial standpoint. At this time, it is the applicant's intent to remove the structures in their entirety.</p> <p>Mr. Howie Owens and Mr. Tripper Lee were present to speak on behalf of the City of Sumter for the request.</p> <p>Ms. Tracey Fleming, an adjacent property owner, was present to present concerns about this request.</p> <p>After some discussion, Mr. Bill Buxton made a motion to approve demolition of the building at 146 S. Main St. and the rear addition of the building at 150 S. Main St. in accordance with the materials, photographs, and details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines. Mr. Buxton also included in his motion to conditionally approve demolition of the storefront building at 150 S. Main St., subject to submission of a structural condition assessment report prepared by a licensed architect or structural engineer that fully documents the building's current physical conditions, provides a reasonable cost estimate for necessary repairs, and justifies why such repairs are not feasible. The motion was seconded by Ms. Heidi Burkett and carried by a unanimous vote.</p>
OLD BUSINESS	NONE
OTHER BUSINESS	Mr. Kyle Kelly briefed the Committee on Certificates of Appropriateness issued by staff under delegated authority from November 19, 2020 – January 28, 2021.
ADJOURNMENT	With no further business, Mr. Bill Buxton made a motion to adjourn the meeting at 5:16 p.m. The motion was

	seconded by Ms. Lucy Wilson and carried by a unanimous vote.
	Respectfully submitted, <i>Kellie K. Chapman</i> Kellie K. Chapman, Board Secretary